

# \$425,000 - 45 Wiltshire Boulevard, Red Deer

MLS® #A2264184

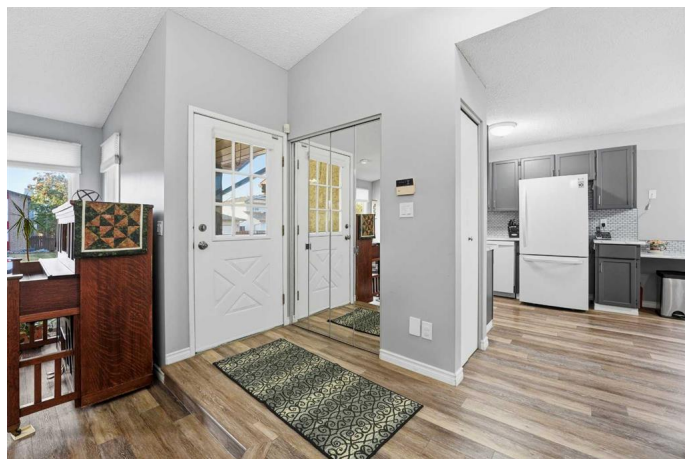
**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.15 Acres

West Park, Red Deer, Alberta

Imagine stepping into a stunning four-level split, perfectly positioned in an **ULTRA-DESIRABLE NEIGHBORHOOD**, where **CHARM** meets **MODERNITY** in the most **SEAMLESS WAY!!!** This home has been **NEWLY RENOVATED to PERFECTION**, keeping the nostalgic warmth of its original character while seamlessly blending in all contemporary finishes you crave. With **4 SPACIOUS BEDROOMS**, and **3 beautifully UPDATED BATHROOMS**, there is no shortage of room for family, guests or even a private home office. The layout offers a great flow, with each level offering its own unique space for relaxation, work or play!!! One of the standout features, is the **MASSIVE BACKYARD**- perfect for entertaining, gardening, or just having a **QUIET** retreat after a busy day. A front attached garage, no more scrambling to clear snow or deal with street parking, your vehicles will be safe and sound just steps from your door, all year round! **AND THE BEST PART~ MOVE IN READY!** with the renovations already done, you can unpack your bags and start living the good life in your new home. No worries~ **NO STRESS~** just effortless style and comfort. Youâ€™re not just buying a home you are **INVESTING** in a worry-free lifestyle with peace of mind! New upgrades include: Shingles (2014) new floors LVP, on 3 levels (2016) appliances (2014) HWT (2023) FURNACE (2023) fence (2019) large deck (2023) **AIR CONDITIONING** (2024) roughed in central vacuum,



underground sprinkler system, upgraded sub panel with PERMITS by reliance, new 3 piece ensuite, NEW MURPHY BED ON UPPER LEVEL( stays) NEW Hunter Douglas custom blinds, and home was recently PAINTED! Kitchen faucet is brand new, all 3 bathrooms were newly upgraded as well. There are 2 wood burning fireplaces, one in front living room, the other located in the lower-level family room. This is a REMARKABLE HOME and has been very loved by its owner. Start creating memories for your family in this BEAUTIFUL AND VERY DESIRABLE WESTPARK NEIGHBOURHOOD.

Built in 1980

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264184      |
| Price          | \$425,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,230         |
| Acres          | 0.15          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 45 Wiltshire Boulevard |
| Subdivision | West Park              |
| City        | Red Deer               |
| County      | Red Deer               |
| Province    | Alberta                |
| Postal Code | T4N 6L2                |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front |
| # of Garages   | 2                                                                 |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings         |
| Heating           | Forced Air                                                                                                                    |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                             |
| Fireplaces        | Family Room, Living Room, Wood Burning                                                                                        |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Yard                                         |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                      |
| Construction      | Brick, Stucco, Wood Frame                            |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-L                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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